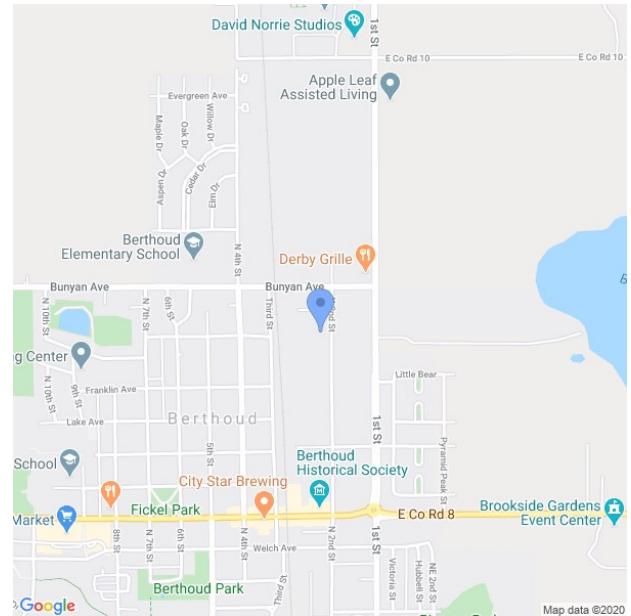




COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$2,800,000**  
 SALE TYPE **OWNER USER**  
 ZONING **COMMERCIAL**  
 YEAR BUILT **1973**  
 YEAR RENOVATED **1973**  
 VACANCY **100%**

GROSS BLDG **25,962 SQFT**  
 LAND AREA **2.01 ACRES**  
 CEILING HEIGHT **12.0 FT**  
 DOCK HIGH DOORS **1**  
 DRIVE IN DOORS **3**  
 MARKET **DENVER**  
 SUB-MARKET **FORT COLLINS/LOVELAND INDUSTRIAL**

- High Image Location
- Huge Fenced Yard
- Clean interior
- Possible lab/clean room options
- Ability to easily convert to a multi tenant building

Incredible opportunity to purchase this clean, free standing industrial building with large fenced outside storage. Incredibly maintained both interior and exterior, this building could serve well as a corporate headquarters. The building has the ability to be easily converted to a multi-tenant building with 3 separate spaces each with individual electrical, gas...



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